

# FOR SALE

## NEW CONSTRUCTION (Coming Spring 2026)

Opportunity to Purchase a Newly Constructed Industrial Warehouse along the Nolensville Pike Corridor

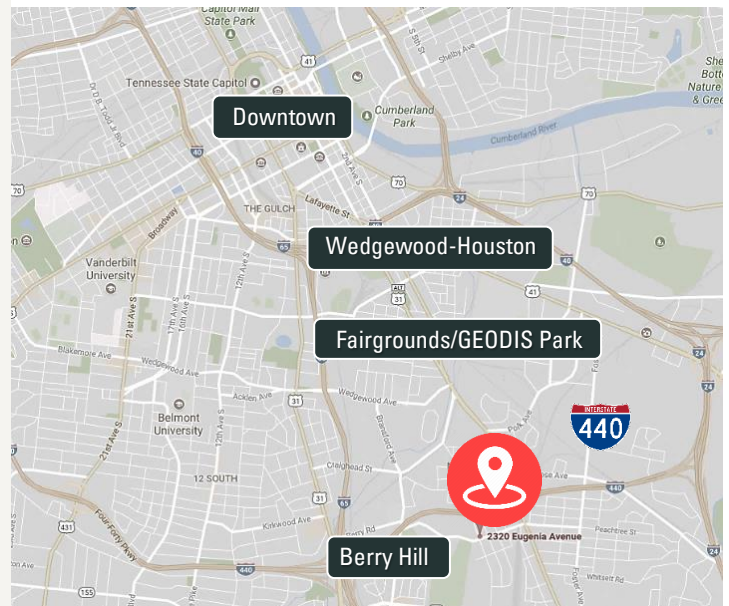
2304 Eugenia Avenue, Nashville, TN 37211



*\*Disclaimer: The rendering is AI-generated; the actual product may vary.*

## HIGHLIGHTS

- New Construction (Spring 2026 Estimated Delivery)
- Opportunity to purchase a newly constructed industrial warehouse along the Nolensville Pike corridor adjacent to Berry Hill and Wedgewood-Houston
- ±4,200 SF
- Sale Price: \$1,600,000
- Two-Story Office Buildout
- (1) 16' x 12' Drive-In Door
- Clear Span
- Ceiling Heights: 19' Eave; 25' Center
- LED Lighting
- Zoned IWD
- Convenient access to I-440 (less than 1 mile)



### Tee Patterson, SIOR

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Exclusively listed by:

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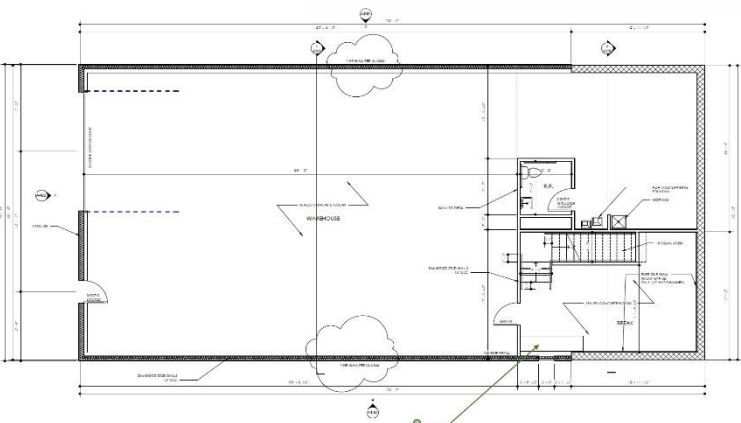
For Sale  
New Construction  
Industrial Building

2304 Eugenia Ave  
Nashville, TN 37211  
Davidson County

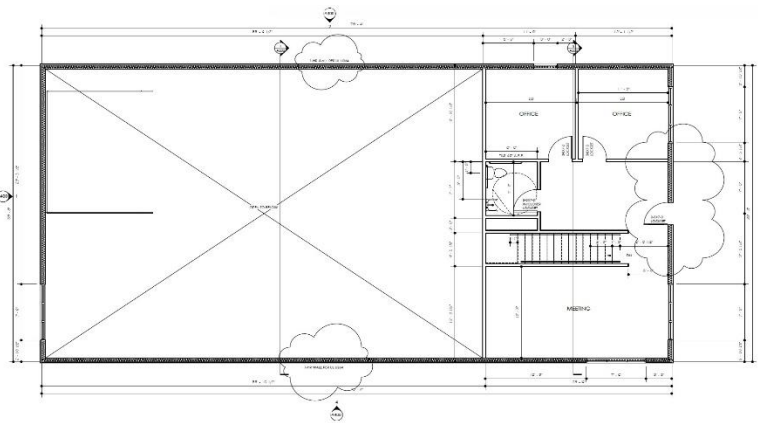
CHARLES  
HAWKINS CO.

FLOOR PLANS

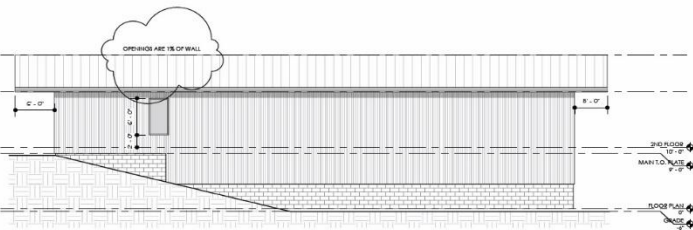
1<sup>st</sup> Floor



2<sup>nd</sup> Floor



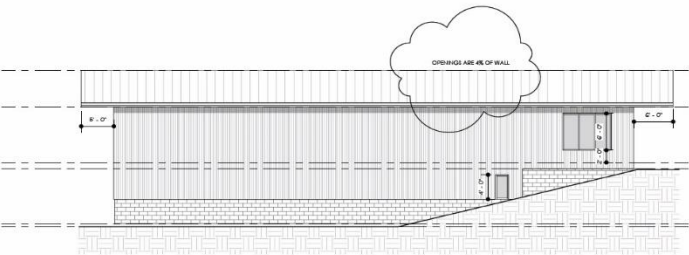
ELEVATIONS



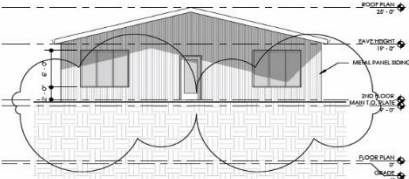
NORTH ELEVATION 2



EAST ELEVATION 1



SOUTH ELEVATION 4



WEST ELEVATION 3

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## RENDERING

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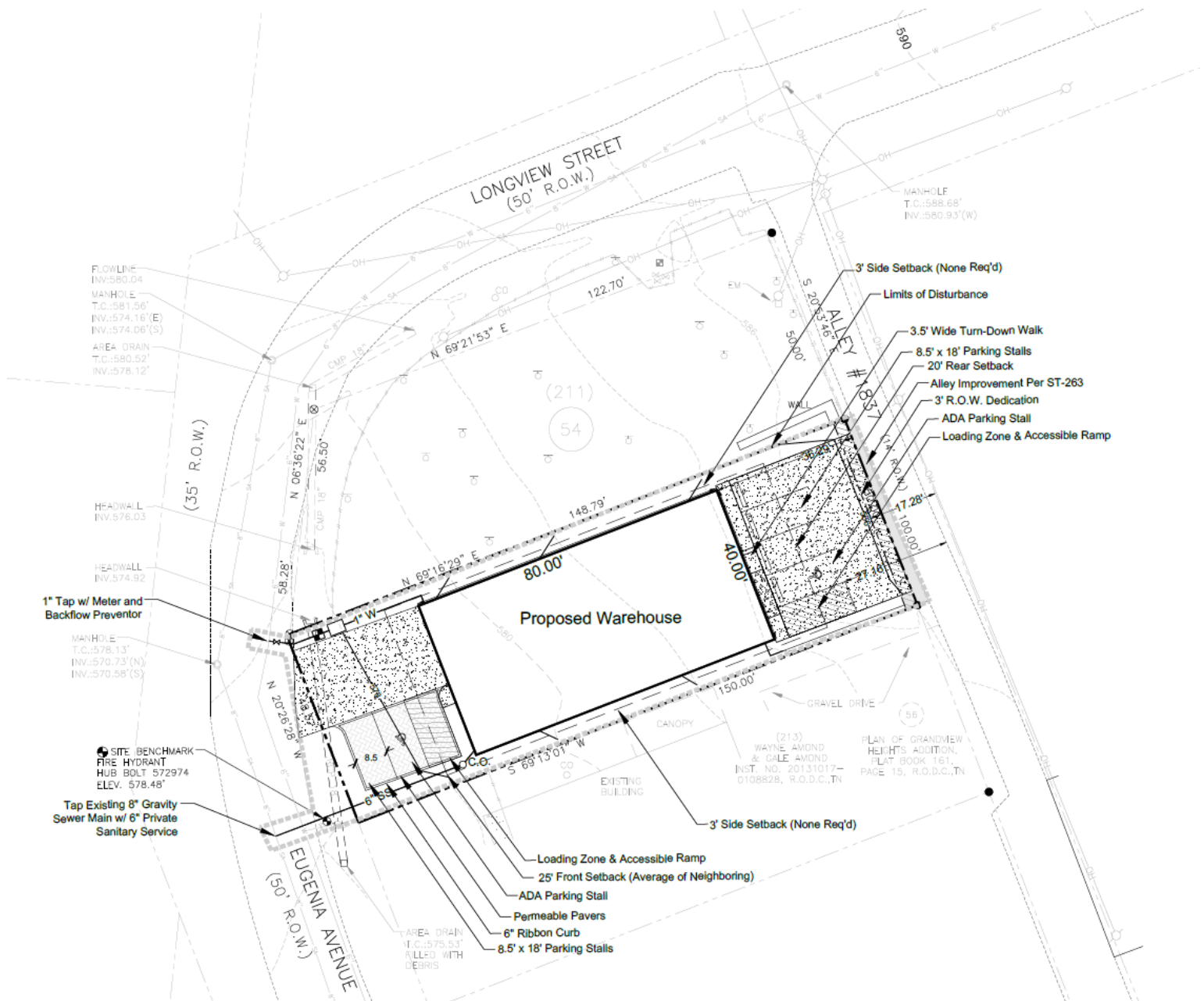


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## SITE PLAN



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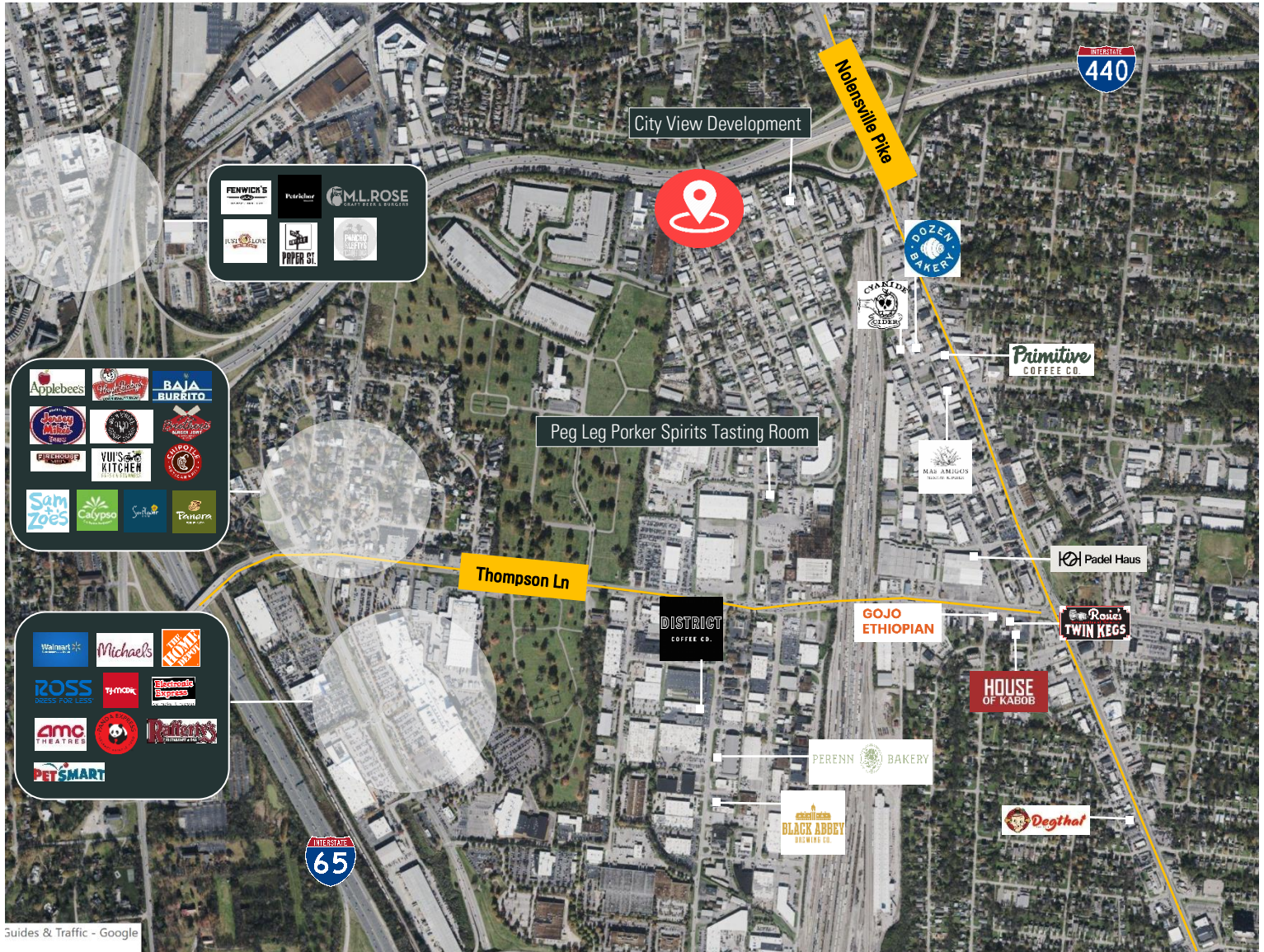


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## PROXIMITY AERIAL



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